



Weekly Permit Bulletin

November 2, 2017

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.
- Click the name of the project to view digital plans.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form. [Link to Form](#)
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

McShane Residence Critical Areas Land Use Permit for Utilities Installation

Location: 9537 Lake Washington Blvd NE

Subarea: North Bellevue

File Number: 17-121086-LO

Description: Application for Critical Areas Land Use Permit approval to install necessary utilities associated with a single family home within the shoreline buffer and structure setback.

Approvals Required: Critical Areas Land Use Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 16, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 19, 2017

Completeness Date: October 26, 2017

Applicant: McClellan Architects

Applicant Contact: Joey Pasquinelli, McClellan Architects, 206-728-0780, joey@mccarch.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Eastside Children's Academy](#)

Location: 1535 116th Avenue NE

Subarea: Bel-Red

File Number: 17-125870-LM

Description: Land Use review under the State Environmental Policy Act (SEPA) for a proposed change of use in an existing building from of an office to a child day care center that will generate more than 30 trips during the PM peak hour.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: November 16, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 11, 2017

Completeness Date: October 26, 2017

Applicant: Jenny Tan, Eastside Children's Academy

Applicant Contact: Nazim Nice, Motionspace Architecture, 206-204-0490, nazim@motionspace.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[The Flats @ 15th PL Rezone](#)

Location: 15516 NE 15th PL

Subarea: Crossroads

File Number: 17-125912-LQ

Description: Application for Land Use approval to rezone a single parcel from Community Business to Multi-Family Residential (R-30) to be consistent with the City of Bellevue Comprehensive Plan.

Approvals Required: Rezone approval, City Council approval, Concurrency Review and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: November 16, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: November 21, 2017, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-109

Date of Application: October 12, 2017
Completeness Date: October 12, 2017
Applicant Contact: Jeff Peterson, Toll Brothers, 425-825-1955 ext. 160, jpeterson@tollbrothers.com
Planner: Leah Chulsky, 425-452-6834
Planner Email: lechulsky@bellevuewa.gov

NOTICE OF APPLICATION

[Bryant Residence](#)

Location: 701 Shoreland Dr. SE
Subarea: Southwest Bellevue
File Number: 17-126194-LO
Description: Application for Critical Areas Land Use Permit approval to demolish an existing residence and construct a new house. A previous application was recently approved for a new house on this site but the project is reduced in scope and the revisions require a new application. Changes include retention of large tree used by eagles, retention of existing cabana structure, reduced exterior landscaping and grading, and reduced house size. The changes proposed reduce the amount of permanent impact to the steep slope critical area, 50-foot top-of-slope buffer, 75-foot toe-of-slope setback, 25-foot shoreline buffer, and 25-foot shoreline structure setback on the site.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 16, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 18, 2017

Completeness Date: October 24, 2017

Applicant Contact: Jim Dearth, Ripple Design Studio, 206-913-2333,

projects@rippledesignstudio.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Aegis at Overlake](#)

Location: 1835 116th Ave NE
Subarea: Wilburton/NE 8th St.
File Number: 16-148396-LD
Description: Design Review approval to demolish two single family structures

(approximately 3600 square feet total) and construction of a 6-story Assisted Living facility (approximately 137,065 square feet). The project will include 118 residential units with common eating/lobby areas, associated parking, site landscaping, and utilities. The site is approximately 1.3 acres. The facility will be licensed by the Washington State Department of Health.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: November 16, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 9, 2016

Completeness Date: January 19, 2017

Notice of Application Date: February 2, 2017

Applicant Contact: Bryon Ziegler, Aegis Senior Communities, 207-227-5013,

bryon.ziegler@aegisliving.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

[Green Theory Expansion](#)

Location: 1940 124th Avenue NE

Subarea: Bel-Red

File Number: 17-125037-LA

Description: Administrative Conditional Use Permit approval to allow an existing marijuana retail store to increase in size by 607 square feet by expanding into an adjacent tenant space within the existing building.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 16, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 22, 2017

Completeness Date: October 5, 2017

Notice of Application Date: October 12, 2017

Applicant Contact: Robert Miller, Space Plan, 425-822-0100, rsm@spaceplan.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

Plaza Residential

Location: 10850 NE 8th Street

Subarea: Downtown Bellevue

File Number: 15-130005-LD

Description: Design Review approval to construct an approximately 259,393 gross square foot, 20-story tower with 263 residential units and one 3,341 SF commercial/retail space on a 2.37 acre site within the Downtown Office-District 2 (DNTN-O2) land use district. Two levels of below grade parking would be provided as part of an expansion of the existing parking garage on site.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: November 16, 2017, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 18, 2015

Completeness Date: January 15, 2016

Notice of Application Date: January 28, 2016

Applicant: KB SOR Plaza Bellevue LLC

Applicant Contact: Mark Jackson, 206-737-4321, mark.jackson@transwestern.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov